



**PARAMOUNT**  
REALTY

## FREESTANDING FORMER CONVENIENCE

ROUTE 100 & WEST END TRAIL, MACUNGIE, PA 18062

Lehigh County | GLA: ± 4,200 SF



- 4,200 SF pad site located at the signalized intersection of Rt. 100 & West End Trail with 15,634 VPD traffic count
- Situated next to Shoppes at Macungie anchored by Dollar General and Wine & Spirits
- Located next to new Lehigh Valley Hospital

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	8,224	41,767	92,885
<b>Avg. HH Income:</b>	\$91,470	\$123,762	\$115,798
<b>Households:</b>	3,328	15,871	36,438

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FREESTANDING FORMER CONVENIENCE  
100% LEASED

*Subject To Change*

1 United

4,200 SF

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